

Purpose: The purpose of this district is to provide for a variety of single-family housing projects and subdivisions to meet site characteristics and changing market conditions. These districts are designed to provide for smaller single family lots or dwellings without a zoning change so long as the overall intensity is balanced by open common space.

GREENWOOD

City/County Planning Department

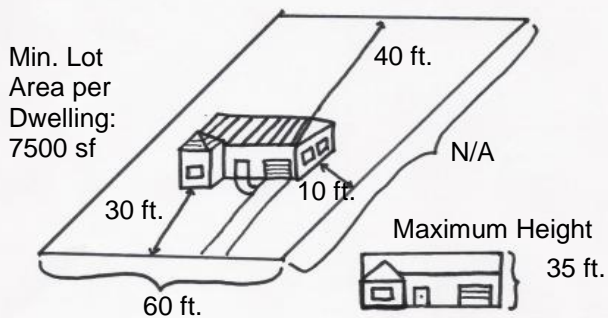
R-3

SINGLE FAMILY RESIDENTIAL DISTRICT

	Single-Family Detached Res.	Zero Lot Line Residence	Patio and Atrium Homes	Other Permitted Use
Minimum Lot Area per Dwelling	7,500 square feet	5,000 square feet	4,000 square feet	N/A
Minimum Lot Width	60 feet	50 feet	40 feet	N/A
Open Space Ratio	N/A	20%	20%	60%
Minimum Yards:				
Front	30 feet	30 feet	30 feet	30 feet
Side	10 feet	0/10 feet*	8 feet*	25 feet
Rear	40 feet	15 feet*	8 feet*	50 feet
Max. Density (units per gross acre)	5.8	7.0	7.0	N/A
Maximum Height	35 feet	35 feet	35 feet	35 feet

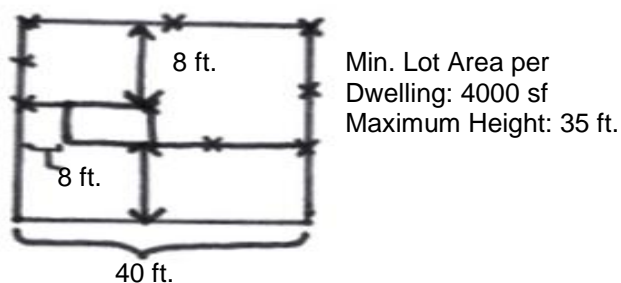
*Minimum side and rear yard setbacks for single-family detached residences shall be observed along the property line separating such uses.

Single Family Detached, Minimum Area and Yards

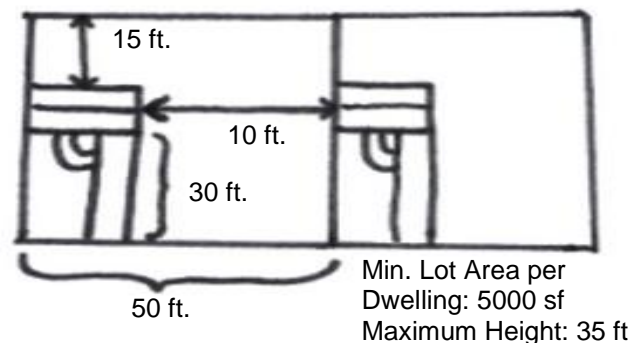


This District allows for uses such as single family detached dwellings, as well as other uses that are allowed in the R-1 district. Also allowed are single family detached zero lot line residences, patio homes, and atrium homes.

Patio Home, Minimum Lot Area and Yards



Zero Lot Line Residence, Minimum Area and Yards



Greenwood County Zoning Regulations

Note: Drawings are for illustrative purposes only. The text of the ordinance shall prevail over any inconsistency.